

FY 2026/2027 RFP

Rumrill Commons Housing Application Questions

Funding Request: \$2,500,000 in Measure X

Responses due by Thursday Feb. 19, 2026

1. Please provide an update on the status of the project since you submitted your application in December 2025.

Since submitting our application in December 2025, we have made meaningful progress on several key milestones. We are currently coordinating with the City of San Pablo to appear before the City Council in March to request conversion of our already awarded construction loan to predevelopment funds. This conversion will allow us to accelerate the design process and position the project to secure building permits by early next year.

Concurrently, we are working closely with our architectural team to process amendment entitlements reflecting minor design refinements resulting from Fire Department and joint trench feedback. We anticipate formally initiating the Design Development phase in mid-March.

2. Is the plan for the project to apply for 9% tax credits in 2026? Which round/what due date?

Yes. We intend to apply for 9% Low-Income Housing Tax Credits (LIHTC) in 2026 during the second funding round. Applications for Round 2 are due at the end of July, with award announcements anticipated in October.

3. While the Measure X and PLHA funds are not a federal source and do not require a NEPA environmental review, the awarded project-based vouchers from the Housing Authority do require NEPA compliance. Does the NEPA environmental review need to be completed and have the Authority to Use the Grant Funds from HUD Office of Public Housing? Is this needed for the project to score competitively for tax credits?

Yes, that is correct. Because the project includes awarded project-based vouchers, NEPA compliance is required. We are currently undergoing the NEPA environmental review process and anticipate receiving final approval, including Authority to Use Grant Funds from HUD's Office of Public Housing, by late April or early June.

Our understanding is that NEPA completion is not required at the time of application in order to remain competitive for 9% tax credits. However, NEPA clearance must be completed prior to construction closing to avoid jeopardizing the award. That said, we are proactively working to secure NEPA approval before submitting our 2026 tax credit application to further strengthen the project's readiness and mitigate any timing risk.